

STAFF REPORT

To: Southern Shores Town Council
Date: December 19, 2014
Case: SPA-14-01
Prepared By: Wes Haskett, Town Planner/Code Enforcement Officer

GENERAL INFORMATION

Applicant: Michael K. Stone
Southern Shores Realty Company, Inc.
P.O. Box 150
Kitty Hawk, NC 27949

Applicant Representative: Michael W. Strader, Jr.
Quible & Associates, P.C.
P.O. Drawer 870
Kitty Hawk, NC 27949

Requested Action: Site plan amendment for a new access to the existing Southern Shores Crossing shopping center from N.C. 12

PIN #: 987717024126
Location: 1 Ocean Blvd.
Zoning: C, General Commercial

Existing Land Use: Commercial

Surrounding Land Use & Zoning:

North- Residential; RS-1, Single-family Residential District
South- Commercial; C, General Commercial District
East- Commercial; C, General Commercial District and Residential; RS-1, Single-family Residential District
West- Residential; RS-1, Single-family Residential District and Municipal; G and I, Government and Institutional District

Applicable Regulations: Zoning Ordinance: Article III Interpretation and Definition of Terms; Article VI, General Provisions; Article X, Administration and Enforcement.

SPECIAL INFORMATION

Public Utilities: Existing water service and septic system.
Public Services: Solid waste and emergency services are provided.
Transportation: The subject property has frontage on N.C. 12
Physical Characteristics: Developed (Southern Shores Crossing shopping center).

ANALYSIS

The applicant seeks approval of modifications to a previously approved site plan which consists of establishing a new entrance/exit to N.C. 12 by incorporating a currently vacant and adjacent

lot under same ownership. The applicant also seeks a rezoning of the adjacent lot and plat approval for a recombination of the two lots which are to be reviewed as separate applications with the recombination request being subject to administrative review and approval. The Town Zoning Ordinance states that proposed changes to previously approved site plans must be reviewed by the Planning Board and approved by the Town Council unless the proposed changes are considered to be minor.

RECOMMENDATION

The Land Use Plan identifies the existing shopping center area as Commercial and it is located in the C, General Commercial zoning district. The Land Use Plan identifies the proposed entrance area as Residential and it is located in the RS-1, Single-family Residential zoning district. All applicable regulations of the Town Zoning Ordinance and all of Town Staff's concerns that are applicable to this application have been identified. At the December 15th Planning Board meeting, the Board unanimously (5-0) recommended approval of the application and offers the following conditions for consideration:

1. The proposed 5 ft. sidewalk shall have a width of 6 ft.
2. That the applicant must strictly abide by all requirements of the Town Zoning Ordinance (landscaping requirements, lot coverage restriction, etc.) and must also strictly comply with all other applicable local, State, and Federal requirements.